

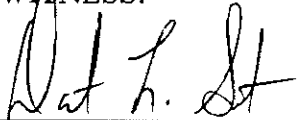
QUITCLAIM DEED WITH COVENANT

43-126-19

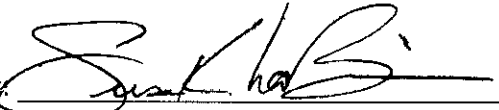
KNOW ALL PERSONS BY THESE PRESENTS, that **ATL HOLDINGS LLC** a Florida limited liability company with a place of business in Portland, County of Cumberland, State of Maine, for consideration paid, grants to **JACK R. SHAW AND TERRI L. BISHOP-SHAW** of the City of St. Petersburg, Florida, as joint tenants and not as tenants in common, with **QUITCLAIM COVENANTS**, the real property situated in the City of Waterville, County of Kennebec, and State of Maine, and more particularly bounded and described on Schedule A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said ATL Holdings LLC has caused this instrument to be signed, acknowledged, and delivered in its name and behalf by Susan K. LaBrie, its Manager, hereunto duly authorized, this 30th. day of March, 2005.

WITNESS:


Daniel L. Sisk

ATL HOLDINGS LLC


By: 
Susan K. LaBrie
Its Manager

STATE OF MAINE
CUMBERLAND COUNTY, ss.

March 30, 2005

Then personally appeared the above-named Susan K. LaBrie, Manager of ATL Holdings LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of the said limited liability company.

Before me,


Notary Public
My Commission Expires:

Nancy DesRoberts
Notary Public, Maine
My Commission Expires July 22, 2011

SEAL

@ mdr

43-126-19

EXHIBIT A

That certain real estate located on Mathews Avenue in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Being Unit Number 19 described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1, and as shown on the Plats and Plans recorded in said Registry of Deeds in File E-88308 through E-88314 as amended by instruments recorded in Book 3520, Page 290, and Book 3563, Page 265, as further amended by Second Amendment to Declaration of Condominium dated January 5, 2005, recorded in Book 8267, Page 342.

Together with all right, title and interest of Grantor in and to garage bay No. 3 as shown on the Plats and Plans and as further described in the Declaration. The Quitclaim Covenants contained herein do not apply to the garage bay as described above, and as such, no covenant of title is provided as to said garage bay by the Grantor herein.

Together with any and all of Grantors interest in the common elements and limited common elements and rights, easements, privileges and appurtenances belonging to the Unit described above.

Meaning and intending to hereby convey a portion of the same premises as conveyed to Grantor by Warranty Deed of Averill Associates, LLC dated September 22, 2004 and recorded in the Kennebec County Registry of Deeds, Book 8132, Page 263, and by Warranty Deed of J. Kevin McQuinn dated September 22, 2004 and recorded in said Registry of Deeds, Book 8132, Page 261.

Received Kennebec SS.
04/04/2005 10:36AM
Pages 2 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS